

**September 15 2nd Round A/E Consultant
Pre-submittal Conference Q & A**

1. Will you interview by station or project type?

A. By project type. For example, a firm short-listed for renovations and replacements would interview twice, regardless of how many stations the firm is short-listed for within those project types. A firm short-listed for all eight projects would interview three times.

2. What approach are you anticipating for construction contracting?

A. Design/bid/build. Additionally, we do anticipate using a pre-qualification process for general contractors.

3. How will the public artist be selected for those projects with a public art component; will the A/E team be involved?

A. The Mayor's Office for Arts & Cultural Affairs has a public artist roster and will work with Fleets and Facilities Capital Programs Staff to determine the selection procedure. Typically, the architect teams will be involved in those selections.

4. Given the acceleration of construction costs since the levy passed in 2003, how do these budgets reflect those changes?

A. The budgets you see in this RFQ have been revised to reflect those escalations.

5. Can you clarify how you have increased the budgets? Construction costs have escalated by 20% and inflation by 3-4% over the last few years.

A. We have revised the neighborhood fire station budgets to best reflect inflation and the current construction climate.

6. Are costs for interim facilities included in these budgets? What is the breakdown for that work?

A. The costs for interim fire stations are included in these budget figures (although that work is not in the scope for the design teams in this RFQ). The exact breakdown of those costs isn't known at this time. We will work with the successful design teams to determine some of those costs.

7. Will firms selected for interviews be required to bring a design proposal?

A. No, that won't be required. It is up to the design team to determine how best to prepare for the interviews.

8. Will a tracking system be established for LEED process?

A. The City has a great deal of interest in how its buildings perform, but we do not have a formal tracking process.

9. What kind of diversity will the City be paying attention to on its short-list and interview panels? Will there be a diversity of eyes doing the short-listing and interviewing?

A. Yes, people on those selection teams will represent a range of professional experience in project management, design, engineering, fire department operations, and construction management. Panelists will be from the Fleets and Facilities Capital Program Division levy staff, the Seattle Design Commission, the Seattle Fire Department and likely staff from Fleets and Facilities Shops as well.

10. If you are interviewing for one project type, does that mean one consultant would be selected for all those projects?

A. No.

11. How many firms will you short-list by project type?

A. For the replacements, we hope to shortlist 8 firms, for the renovations, perhaps 3 to 4 firms, and 2-3 firms for the seismic-safety project. Keep in mind these are targets figures, not set in stone.

12. If a team is short-listed for more than one project type, will they interview more than once? Can we show the same team at each interview?

A. Yes to both questions. If a team is short-listed for all three project types, they will interview three times. If a team is short-listed for two project types, they will interview twice, and if a team is short-listed for one project type, they will interview once. You can show the same team in both interviews if the same team would be involved in both projects.

13. Has the City done any geotechnical work before land acquisition started?

A. Some preliminary work is done, but we will look to the design teams to help us with geotechnical and site survey services, so that will be part of your fee negotiations.

14. Regarding the new site for Fire Station 38, is any soil remediation occurring?

A. There is an old service station at the new site at the northeast corner of 40th Avenue NE & NE 55th Street. Evaluation is currently under way as part of land acquisition, and we will also look to the hired design team for some of those subconsultant services.

15. Will the design teams' work include temporary relocations for fire stations?

A. No, that work will not be included in the consultants' scope.

The City will entertain additional questions about this process through Friday, September 22. Any additional questions and answers will be posted to the web site by day's end Monday, September 25. Questions can be sent to stacy.carter@seattle.gov